



THE CITY OF NEW YORK

**DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT**  
OFFICE OF DEVELOPMENT

# **CATHEDRAL PARKWAY**

**URBAN  
RENEWAL  
PROJECT**

**FOURTH AMENDED URBAN RENEWAL PLAN,**

**January 1991**

**THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
OFFICE OF DEVELOPMENT**

**FOURTH AMENDED  
URBAN RENEWAL PLAN**

**CATHEDRAL PARKWAY  
URBAN RENEWAL AREA**

**Manhattan  
Community District Nos. 7, 9**

**January 1991**

## HISTORY OF PRIOR APPROVALS

### Original

Approved by the City Planning Commission: November 28, 1968 (CP-20519)  
Adopted by the Board of Estimate: December 19, 1968 (Cal.No. 4)

### Amendments

#### First:

Approved by the City Planning Commission: September 10, 1969 (CP-20760)  
Adopted by the Board of Estimate : October 23, 1969 (Cal.No. 36)

#### Second:

Approved by the City Planning Commission: February 13, 1971 (CP-21463)  
Adopted by the Board of Estimate: March 11, 1971 (Cal.No. 2)

#### Third:

Approved by the City Planning Commission: April 5, 1972 (CP-21828)  
Adopted by the Board of Estimate: May 25, 1972 (Cal.No. 5)

#### Minor Change

Approved by the City Planning Commission: February 15, 1983 (C-830819-HCM)

#### Fourth:

Approved by the City Planning Commission:(January, 1991)  
Adopted by the City Council:

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- 2: LAND USE PLAN, DATED August, 1969, revised January 1991

## A: URBAN RENEWAL AREA

### 1. BOUNDARY

The Cathedral Parkway Urban Renewal Area ("Area") is located in Community District Nos. 7, 9, in the borough of Manhattan. The Area is generally bounded by (i) West 119, West 116, West 114th Streets and Cathedral Parkway on the north, (ii) Central Park West on the east, (iii) West 104th and West 108th Streets on the south, and (iv) Riverside Drive on the west. The boundary of the Area is described in Exhibit A ("Project Boundary Description") and is shown on Map 1, dated August, 1969 revised January 1991 ("Project Boundary and Land Acquisition Map"). The Project Boundary and Land Acquisition Map also shows all thoroughfares and street rights-of-way. The major streets include: Riverside Drive, Broadway, Cathedral Parkway and Central Park West.

Those properties in the Area which have been or will be acquired by the City of New York ("City") pursuant to this Urban Renewal Plan ("Plan") are indicated on the Project Boundary and Land Acquisition Map and are listed in Exhibit B ("Properties Acquired And to be Acquired").

### 2. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to Article XV ("Urban Renewal Law") of the General Municipal Law of the State of New York ("State"). The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Vacant, substandard, and/or deteriorating buildings with high levels of code violations.
- b. Safety hazards due to the presence of obsolescent and vacant buildings.
- c. Vacant, unfenced, and unsanitary lots.
- d. Incohesive neighborhood due to an incomplete mixture of uses adjacent to residential development.
- e. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- f. Insufficient light and ventilation.
- g. Illegal uses and conversions.

A: URBAN RENEWAL AREA continued

- h. Inadequate maintenance.
- 1. Abandoned or underutilized properties.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

This Plan is issued by the City, acting by and through its Department of Housing Preservation and Development ("HPD"), pursuant to the Urban Renewal Law. All properties to be acquired in accordance with this Plan will be acquired pursuant to the Urban Renewal Law in accordance with the State's Eminent Domain Procedure Law.

2. STATEMENT OF COMPLIANCE

This Plan complies with Section 502(7) of the Urban Renewal Law, as more particularly set forth in the statement below:

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

Not applicable.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

e. Proposed Public, Semi-Public, Private Or Community Facilities Or Utilities

No significant adjustments or improvements in utilities or community facilities are contemplated, except as set forth in Section D.

B: URBAN RENEWAL PLAN continued

f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan

No changes are proposed.

g. Proposed Program Of Code Enforcement

See Section D.5.

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	April 1969	September 1991
Relocation of Site Occupants	July 1969	September 1985
Demolition and Site Clearance	June 1971	October 1991
Site Preparation (Including Installation of Site Improvements)	August 1971	November 1992
Land Disposition	August 1971	January 1992
Project Completion		December 1994

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use;
- b. Remove substandard and insanitary structures;
- c. Remove impediments to land assemblage and orderly development;
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area;

B: URBAN RENEWAL PLAN continued

- e. Provide new and/or rehabilitated low, moderate, and/or middle income housing exhibiting good design in terms of privacy, light, air, and open space;
- f. Provide convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking;
- g. Redevelop the Area in a comprehensive manner, removing blight and restoring the residential character of the Area, with appropriate support facilities;
- h. Encourage the upgrading of housing quality in the immediate vicinity;

Following the completion of construction, the projected redevelopment and the surrounding area will have reasonable protection from decay, will constitute a stable environment, and will have a beneficial influence on abutting public and private developments.



C: LAND USE CONTROLS

1. LAND USE PLAN

The projected land uses in the Area are set forth in Map 2, dated August 1969, revised January 1991 ("Land Use Plan").

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of the technical terms used in this Plan to establish controls on development (including, but not limited to, permitted uses, limits on building bulk, and required off-street parking and loading) will be as defined in the Comprehensive Amendments to the Zoning Resolution of the City, as published in the City Record on November 10, 1960 and approved by resolution of the City's Board of Estimate on December 15, 1960, as amended ("Zoning Resolution").

The zoning of the Area will be as set forth in the Zoning Resolution. The proposed amendments to the Zoning Map set forth in Section D.6 will have no force or effect until they are approved pursuant to Sections 200 and 197-c of the City's Charter ("Charter") and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential R-7. With respect to any property acquired or to be acquired in accordance with this Plan, in any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution will govern until acquisition and the more restrictive of the two will govern after acquisition.

a. Permitted Land Uses

As shown in the Land Use Plan, the following uses will be permitted in the Area in accordance with the additional regulations, controls, and restrictions set forth in this Plan, and all other uses will be excluded:

(1) Residential

Residential uses shall be permitted including appurtenant community facility, recreational and park uses. Appurtenant community facilities and recreational uses as medical offices, health centers, limited recreational facilities, day care centers and uses of a similar nature.

(2) Commercial

Appropriate accessory and other retail and service commercial uses will be permitted to support residential development in the project area. New hotels or other structures for transient residential use are not permitted.

C: LAND USE CONTROLS continued

(3) Public and Semi-Public

Permitted public and semi-public uses shall be those specified in Use Groups 3 and 4 of the aforementioned Zoning Resolution. Permitted uses in Groups 3 and 4 include schools, libraries, community centers, hospitals, and nursing homes and other essential service uses which can function best in a residential environment and are not objectionable in residential areas.

(4) Public Open Space

Public Park and recreational areas.

b. Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

Building bulk (including, but not limited to, zoning room, lot coverage, floor area, open space, height, and setback requirements) and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below. Proposals by redevelopers will be subject to the review and approval of HPD as set forth in Section E.

(2) Urban Design Objectives

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding residential area, (ii) new construction should be designed to relate to the surrounding community, (iii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, (iv) low rise buildings should be preferred for family occupancy, (v) low to medium rise buildings should be preferred for adult and elderly occupancy, and (vi) in areas with exceptionally strong or uniform street character, the new construction should enforce the existing urban pattern and there should be minimal initial setbacks from front and side lot lines.

C: LAND USE CONTROLS continued

(3) Underground Utility Lines

Any existing overhead telephone and electrical lines in the Area will be removed and relocated underground and all new or additional telephone and electrical lines will be placed underground, unless HPD determines that such placement underground either is not necessary or is not feasible.

c. Environmental Review

All projects for the redevelopment of the Area are subject to the requirements of Article 8 ("SEQRA") of the State's Environmental Conservation Law. SEQRA is implemented in the City by Executive Order 91 of 1977, the City Environmental Quality Review ("CEQR").

Any project for the redevelopment of the Area which requires a future discretionary act (including, but not limited to, the decision to provide funding) by the United States ("Federal") government will also be subject to the requirements of the National Environmental Policy Act at 42 U.S.C. 4321 ("NEPA"). NEPA is implemented through (i) regulations at 40 CFR 1500-1508 governing all Federal projects, (ii) supplementary regulations at 24 CFR 50 governing projects funded by the Federal Department of Housing and Urban Development ("HUD"), and (iii) supplementary regulations at 24 CFR 58 governing projects using Federal Community Development Block Grant, Rental Rehabilitation, or Housing Development Grant funds. The Federal environmental review process must consider, where applicable, criteria, standards, policies, and regulations concerning noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species, and solid waste.

## D: RENEWAL ACTIONS

### 1. ACQUISITION

#### a. Properties Acquired or to be Acquired Pursuant To This Plan

Those properties in the Area which have been or are to be acquired by the City pursuant to this Plan are listed in Exhibit B and are shown on Map 1.

The properties comprising the sites numbered 2,3,4,5,8A and 8B as identified on the Land Use Plan, have been acquired with Federal and State assistance. All such properties are subject to (i) HUD approval of the redeveloper, (ii) the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended ("Uniform Relocation Act") and (iii) State disposition requirements. However, such properties will not be subject to NEPA unless the redevelopment involves a future discretionary act of the Federal government.

All other properties, as identified on the Land Use Plan, have been or will be acquired with City funds, without Federal or State assistance.

#### b. Properties Acquired Through Other Means

Those properties in the Area which have been or are acquired by the City through authority other than that set forth in this Plan will nevertheless be developed in accordance with this Plan, unless HPD determines that an alternative use is appropriate.

### 2. RELOCATION

Relocation of residential and commercial residents is anticipated.

- a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505 (4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.
- b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation in accordance with the objectives and requirements of this Plan.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan, including the provisions set forth in Section E.

5. CODE ENFORCEMENT

Throughout the Area, there will be a continuous program of enforcement of applicable existing laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction. All properties will be required to meet at least the minimum standards contained in all applicable laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction.

6. ZONING MAP AMENDMENTS

Zoning Map Amendments may be necessary to implement the land use and redevelopment proposals of this Plan. Such rezonings will be undertaken pursuant to Sections 200 and 197-c of the Charter. However, no zoning amendments are proposed at this time.

7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter. However, no street modifications are proposed at this time.

D: RENEWAL ACTIONS continued

8. UTILITIES

Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply will be provided in accordance with the requirements of the City's Department of Environmental Protection ("DEP"). Sanitary and storm sewers will conform to the requirements contained in the "Rules and Regulations Governing the Construction of Private Sewers and Drains" of DEP's Bureau of Sewers.

9. PUBLIC, SEMI-PUBLIC, AND PRIVATE COMMUNITY FACILITIES

The predominant land use of the Area will be residential. However, land or space may be made available for public or non-profit institutions providing community services. In addition, some new housing may have incorporated within it private community facilities for the use of residents. The Area is well served by existing parks, schools, and shopping facilities.

E: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The requirements of this Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the disposition instruments.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified in this Plan.

3. TIMELY PERFORMANCE

Each redeveloper will be required to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

No covenant, lease, agreement, conveyance, or other instrument will be effected or executed by the City or by a redeveloper or any of its successors or assigns, whereby land in the Area is restricted upon the basis of race, creed, color, gender, national origin, sexual orientation, or affectional preference. Appropriate covenants running with the land, which will prohibit any such restrictions, will be included in the disposition instruments.

5. DESIGN REVIEW

Prior to commencement of construction, each redeveloper will be required to submit site plans, landscape plans, architectural drawings, outline specifications, and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of this Plan and the design and character of proposed construction, for the review and approval of HPD. Each redeveloper will submit any material change thereafter proposed for the review and approval of HPD prior to commencement of construction of such change. Final working drawings will be submitted before construction begins.

E: REDEVELOPER OBLIGATIONS continued

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project, including, but not limited to, the Application for Sponsorship (Form Dev-2A and Vendex Questionnaires), Project Summary or Plan and Project, and the Land Disposition Agreement.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.



F: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to Section 505 of the Urban Renewal Law and Section 197-c of the Charter.

2. MINOR CHANGES

Where literal enforcement of the restrictions set forth in this Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of this Plan, HPD may authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan; provided, however, that (i) no variations or modifications will be less restrictive than applicable Federal, State, and City laws, codes, ordinances, and regulations, and (ii) concurrence is obtained from the City Planning Commission ("CPC").

3. SUBDIVISIONS

The subdivision of any of the development sites in the Area will be permitted where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the development site is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The subdivision of a development site will not require review or approval by CPC, but the Urban Renewal Plan, as modified, indicating such subdivision including any related new exhibits will be filed with the Department of City Planning for information purposes.

G: DURATION OF LAND USE PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan by the Board of Estimate, except as provided in Section F.

## EXHIBIT A

### PROJECT BOUNDARY DESCRIPTION

The boundary of the Cathedral Parkway Urban Renewal Project is described as follows:

Lying within the Borough of Manhattan in the City of New York, New York;

Beginning at the intersection of the northerly line of W. 119th Street with the westerly line of Riverside Drive, as these Streets are laid out on the City Map;

Running thence easterly, along said northerly line of W. 119th Street, to its point of intersection with the easterly line of Claremont Avenue;

Thence southerly, along said easterly line of Claremont Avenue, to its point of intersection with the northerly line of W. 116th Street;

Thence easterly, along said northerly line of W. 116th Street, to its point of intersection with the easterly line of Broadway;

Thence southerly, along said easterly line of Broadway, to its point of intersection with the northerly line of W. 114th Street;

Thence easterly, along said northerly line of W. 114th Street, to its point of intersection with the easterly line of Amsterdam Avenue;

Thence southerly, along said easterly line of Amsterdam Avenue, to its point of intersection with the northerly line of Cathedral Parkway;

Thence easterly, along said northerly line of Cathedral Parkway to its point of intersection with the westerly line of Manhattan Avenue;

Thence northerly, along said westerly line of Manhattan Avenue, to its point of intersection with the prolongation of the northerly line of W. 111th Street;

Thence easterly, along the northerly line of W. 111th Street, to its point of intersection with the easterly line of Central Park West;

Thence southerly, along said easterly line of Central Park West to its intersection with the prolongation of the southerly line of W. 108th Street;

Thence westerly, along said southerly line of W. 108th Street, to its point of intersection with the easterly line of Broadway;

Thence southerly, along said easterly line of Broadway, to its point of intersection with the southerly line of W. 104th Street;

Thence westerly, along the southerly line of W. 104th Street, to its point of intersection with the westerly line of Riverside Drive;

Thence northerly, along the westerly line of Riverside Drive, to its point of intersection with the northerly line of W. 119th Street, which is the point or place of beginning.

EXHIBIT B

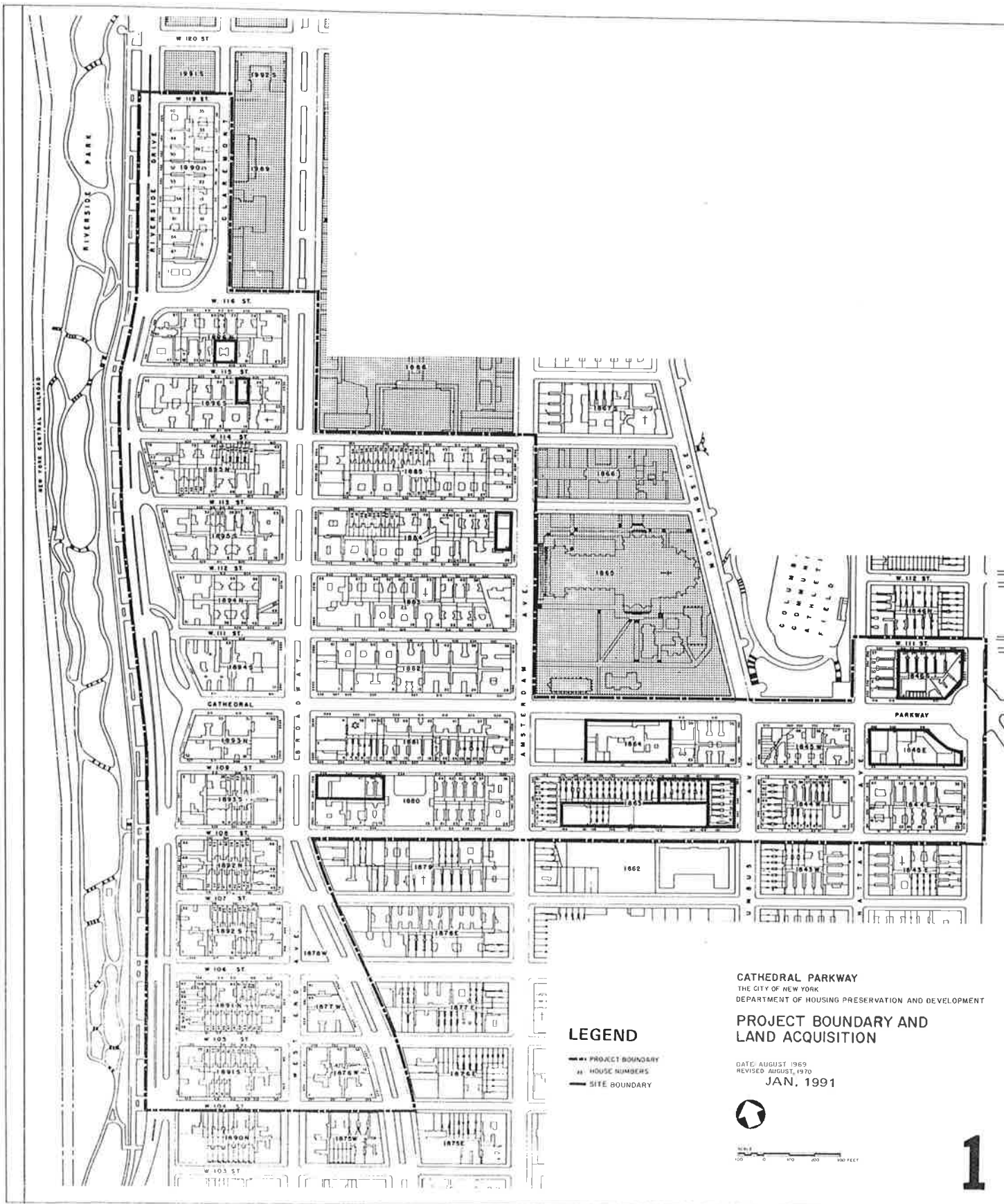
PROPERTIES ACQUIRED AND TO BE ACQUIRED

Properties authorized for acquisition in 1969:

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
1	1884	36
2	1864	9
3	1863	5, 10, 11, 12, 13, 17, 26
4	1846 S	6, 10, 12, 18, 19, 20, 21, 22, 24, 25
5	1845 E	18, 36
6	1896 N	57
7	1896 S	30

Properties authorized for acquisition in 1970:

8A	1863	29, 30, 31, 32, 33, 34, 35, 36
8B	1863	37, 38, 39, 40, 41, 42, 43, 44
9	1880	53, 55, 56, 61



CATHEDRAL PARKWAY  
THE CITY OF NEW YORK  
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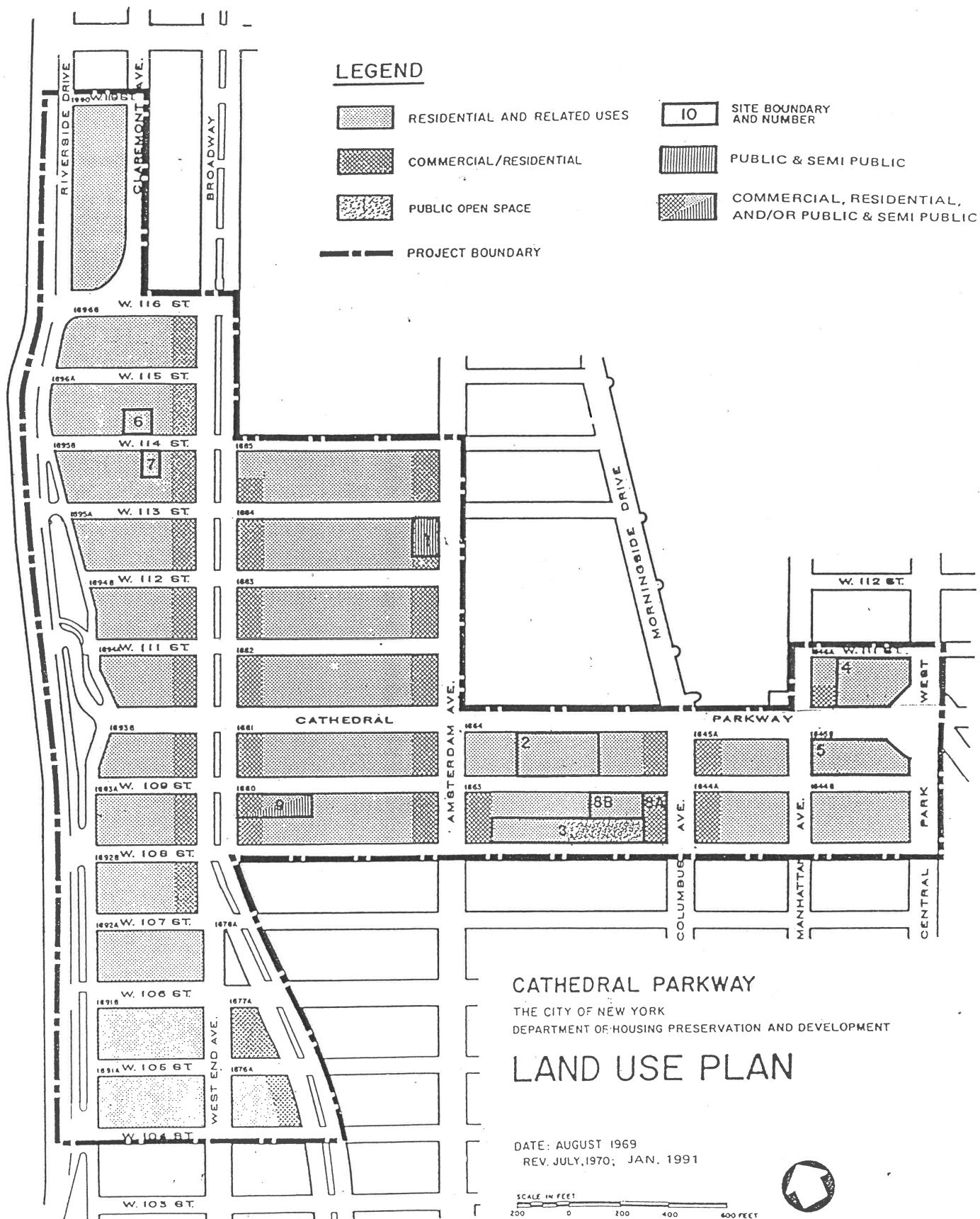
# PROJECT BOUNDARY AND LAND ACQUISITION

DATE: AUGUST 1969  
REVISED: AUGUST 1970  
JAN, 1991



0 100 200 300 400 500 FEET

RIVERSIDE PARK



## FACT SHEET

### CATHEDRAL PARKWAY URBAN RENEWAL PROJECT

FOURTH AMENDMENT  
JANUARY 1991

#### Reason for Amendment

To facilitate the construction of a nursing home on Site #1 of the Cathedral Parkway URA.

#### Specific/Major Changes

1. The land use plan for the site will be changed from commercial residential to public/semi public.
2. The uses for public open space is changed to "Public Park and recreational areas."

#### Other Changes

The entire text of the Urban Renewal Plan has been updated to reflect changes to a new standard form. Included in this new standard form is Section F.3, (Subdivisions) which allows HPD to subdivide sites without CPC's permission.

#### Pages Affected

All pages and Map 2.

#### Site Status

The property involved is a Department of Environmental Protection (DEP) water supply substation. DEP will relinquish its jurisdiction to Division of Real Property. The cost of demolition of the site will be incurred by the developer.

For Information Only/Not Part Of Urban Renewal Plan.